

CORINNA TOWNSHIP  
MINUTES  
PLANNING COMMISSION/BOARD OF ADJUSTMENT  
OCTOBER 10, 2023

Call to Order: Al Guck called the meeting to order at 7:00 p.m.

Roll Call: Planning Commission Members in Attendance – Chair Al Guck, Vice Chair Steve Niklaus, Barry Schultz, Alternates: Cathy Gabriel, Dick Naaktgeboren, Planning and Zoning Administrator Ben Oleson; Deputy Clerk Jean Just.

**Absent:** Larry Smith Linda Dircks

Others in Attendance: Matt Bronder, Kathy Erdmann, Alan Jude, Kathy Jude, Dusten Wilking, Scott Marlin, Deborah Pope, Ross Pope, Dale Erdmann, Kathryn Erdmann, Margaret Lahammer, Doug Ramler

Additions or Deletions to the Agenda: Motion was made by Schultz to approve the agenda. Motion seconded by Niklaus. Motion carried unanimously.

Public Hearings

Requests related to the construction of a four-season porch and open deck. Approvals required include a Variance to construct a 26' x 18 four-season porch and a 176 sq ft open deck to the rear of an existing dwelling located approximately 90 feet from the centerline of a county road (min. 130 feet required). The additions themselves will be approx. 120 ft from the centerline of the road.

Applicant/Property Owner: Dale and Kathryn Erdmann  
Property address: 7276 County Road 6 NW, Annandale  
Sect-Twp-Range: 27-121-27  
Parcel number(s): 206000273201

**Present:** Kathryn Erdmann

**Erdmann:** Would like to attach a four-season porch and open deck.

**Oleson:** This is an addition on the back side. The only variance is the road setback, the addition itself meets the setback however, the house does not meet the setback. Sewer is close, they are getting close to impervious however, they are not there yet.

**Audience:** none

**Naaktgeboren:** I am ok with it, my only question is the sewer and it sounds like you are updating the septic?

**Erdmann:** There is a new drain field

**Gabriel:** no concerns

**Niklaus:** Question on the right of way vs the county and the township and what the difference was.

**Oleson:** Explained the township is 65ft & the county is 130ft.

**Schultz:** Asked if pouring concrete?

**Erdmann:** No

**Schultz:** no issue

Guck: no issue; county has not had an issue

Niklaus made a motion to approve based on the findings of fact a variance to construct a 26' x 18 four-season porch and a 176 sq ft open deck to the rear of an existing dwelling located approximately 90 feet from the centerline of a county road (min. 130 feet required). The additions themselves will meet the required 130 ft setback with the following conditions:

1. The applicant must submit a design for a new system, obtain the necessary permits and install the system within the timeframe allowed by the Township ordinance (one year from when the system was found failing) or as otherwise determined after consultation with Wright County Environmental Health Staff.

Gabriel seconded the motion. Motion approved unanimously.

Requests relating to the adjustment of lot lines. Approvals required include a lot line adjustment between two parcels not meeting minimum size or width requirements resulting in modified lakeshore frontages and bringing one of the parcels into compliance with impervious coverage limitations.

Applicants/Property Owners: Doug M. Ramler & Margaret K. Lahammer Living Trust/Norma J. Hutton as Trustee of the Roy Nygaard Family Trust  
Property address: 10746 and 10760 Imhoff Ave NW, Maple Lake.  
Sect-Twp-Range: 10-121-27  
Parcel number(s): 206083000140 and 206083000150

**Present:** Scott Marlin & Doug Ramler & Margaret Lahammer

**Ramler:** Gave description of what they would like to do. It would be giving the neighbor a little more land at the lakeshore and they are getting more back on the road side.

**Oleson:** On the lot line adjustments we are looking at making things are not any worse than they were, it does make the lot larger and both are above the state required. The impervious is going to get better.

**Audience:** none

**Niklaus:** Great that you were able to work this out together. Question if it was it all cattails at one time?

**Ramler:** Not that we know of - it was that way when we bought it.

**Oleson:** That would be a DNR regulation not township.

**Niklaus:** nothing else

**Gabriel:** No issues

**Schultz:** good

**Naaktgeboren:** good

**Guck:** Question regarding to the sliver of property before the lake?

**Oleson:** Not sure and not something I can answer, lots were plated a long time ago.

**Marlin:** I did talk to the county and it was originally plated to the lake.

**Guck:** no issues

Schultz made a motion based on the findings of fact to approve the lot line adjustment between two parcels not meeting minimum size or width requirements resulting in modified lakeshore frontages and bringing one of the parcels into compliance with impervious coverage limitations. Approval is as per submitted Certificate of Survey prepared by Community Land Solutions and dated September 8, 2023.

Naaktgeboren seconded the motion. Motion approved unanimously

Requests relating to the demolition and replacement of an existing dwelling. Approvals required include variances to construct a two-story dwelling 67 ft from Cedar Lake (min. 75 ft required), 12.2 feet from a side lot line (min. 15 ft required) and 57 feet from the centerline of a township road (min. 65 ft required) and to increase building coverage from 16.9 to 18 percent.

Applicant/Property Owner: Tom and Nancy Mosley  
Property address: 6897 Ingram Ave NW, Maple Lake  
Sect-Twp-Range: 34-121-27  
Parcel number(s): 206069000090

**Present:** Matt Bronder

**Bronder:** The house exploded when lighting a hot water heater, and it has created an issue with the foundation & roof so they have decided to rebuild and would be better for the longevity of the property. We are looking at what would be feasible for them to do with this property. Most of it is the same except for a breezeway that would be overlapping the current boundaries just a little. Outside of that the setbacks are all the same as the existing. It is currently 2 bedroom, Bernie Miller determined that to add on up from 300 to 500 sq feet up to a 3br may need to update the drainfield.

**Oleson:** Variance is for the lake setback on one corner of the house, side yard setback of 12.5ft on one side, 15ft is met on the other side, and road setback of 57ft. Right now 18% vs 15% on building coverage and new plan would bring them to 19.8%. There was indications the tank failing and they decided to replace the entire system. It will be a type 4 system. There is some flexibility where the tanks go. This will require variances as well 5.7 vs 10, set back to house 10ft they are under that and 2 ft to the road. Talk about the building coverage. They do have to meet the elevation requirement, and they may have to add a foot of fill to meet that. It is not a flood plain like Clearwater Lake, it is just elevation to lowest floor to the lake. Also, should mention the size of the sewer system and if it is meeting the minimum size for 3br. Should be ok either way but should get some additional information on that. Definition is if it has an egress window, a door & has a closet it would be considered a bedroom.

**Bronder:** It is currently set as a 2br with a flex room.

**Audience: Derek:** Question on septic system, does that need to be roped off so that it is not driven over?

**Oleson:** Typically, you do not want to drive on it, Oleson indicated that Bernie Miller would be able to talk about it more. They should consult with the sewer designer.

**Rick:** Question on second story home and if or how much they will have to cut trees?

**Bronder:** There is one on the lake side they will have to remove, and possibly one that hangs over the property line. Mosely's have been talking to the owner to the North. Not sure if there are rules if a branch hangs over the property line.

**Oleson:** Township does not have any rules, but I would say get permission.

**Naaktgeboren:** First question is the sewer, I like the plan and it is tight. Driving on the septic should not be an issue. If they build exactly on the same foot print where they are at now would they still be over impervious and is that an issue.

**Oleson:** If they built to the same footprint that is right now they could do that and the coverages would all remain the same. The expansion of the 2<sup>nd</sup> floor is what triggers the variance.

**Naaktgeboren:** I would recommend staying in the same footprint, ok with the second level and maybe remove the shed.

**Schultz:** Question on the height of the home to meet elevation. How much fill?

**Oleson:** Looks like maybe a foot or two. Do you have a plan on how to do that?

**Bronder:** Would look at doing with footings and bring siding down on the side. A few things I would have to talk to the Mosely's about.

**Schultz:** Asked if we should table to get more information.

**Oleson:** You could table it.

**Niklaus:** Not sure about the flex room and issue with the current septic.

**Oleson:** You may want to get additional information on that, however, when I talked with Bernie he indicated that it is sized for the 3 bedroom.

**Niklaus:** If the septic is designed to a 3br I would be better with it and agree with the 15% coverage.

**Gabriel:** Feel a little more information is needed, not real concerning, but tend to agree that they need to get to the building coverage and impervious.

**Guck:** I feel 15% coverage is very consistent with the board, willing to give up something to get something and will work with it.

**Bronder:** There are some impervious items we can do to cut back on.

**Naaktgeboren:** Right now with what Bernie has you are at 25%

**Bronder:** If we can move the building coverage back to the org. it will also decrease our impervious coverage.

Naaktgeboren made a motion to table for more information. Niklaus seconded the motion. Motion passed unanimously.

Oleson clarified what the board is requesting: No increase in building coverage, more information on septic being suitable for a 3 bedroom and verify lowest floor elevation is going to be met.

Naaktgeboren made a motion to approve previous meeting minutes of August 10, 2023. Niklaus seconded the motion. Motion approved unanimously.

Zoning Administrator's Report

Permits

Correspondence

Enforcement Actions

County is planning ord. amendments and will send copies; will review in November

Other Business

Motion was made by Gabriel, seconded by Niklaus to adjourn. Motion carried unanimously at 8:16 pm

Respectfully submitted by Jean Just, Deputy Township Clerk